065.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,600 / 781,600
					USE VALUE:	781,600 / 781,600
					ASSESSED:	781,600 / 781,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPRINKLE ERIC & PAMELA C
Owner 2:	
Owner 3:	
Street 1:	25 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1922, having primarily Wood Shingle Exterior and 2145 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	373,700	500	407,400	781,600
Total Card	0.124	373,700	500	407,400	781,600
Total Parcel	0.124	373,700	500	407,400	781,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.45 | /Parcel: 364.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 41626

GIS Ref

GIS Ref

Insp Date 11/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0003-0005.0

!5599!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,700	500	5,400.	407,400	781,600	781,600	Year End Roll	12/18/2019
2019	101	FV	323,400	500	5,400.	378,300	702,200	702,200	Year End Roll	1/3/2019
2018	101	FV	323,400	500	5,400.	378,300	702,200	702,200	Year End Roll	12/20/2017
2017	101	FV	323,400	500	5,400.	331,700	655,600	655,600	Year End Roll	1/3/2017
2016	101	FV	323,400	500	5,400.	302,600	626,500	626,500	Year End	1/4/2016
2015	101	FV	286,900	500	5,400.	267,700	555,100	555,100	Year End Roll	12/11/2014
2014	101	FV	286,900	500	5,400.	253,200	540,600	540,600	Year End Roll	12/16/2013
2013	101	FV	286,900	500	5,400.	240,900	528,300	528,300		12/13/2012

PRINT

Date	Time
12/10/20	20:27:55

LAST REV

Date	Time
04/16/19	14:49:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5599

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1048-76		8/1/1988		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	41626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	TTL REFUSAL	BS	Barbara S
4/1/2009	Meas/Inspect	189	PATRIOT
4/4/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Entry Denied	256	PATRIOT
10/5/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	12									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18276501
Const Adj.:	0.99989998
Adj $ / SQ:	147.831
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507775
Depreciation:	134052
Depreciated Total:	373722

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

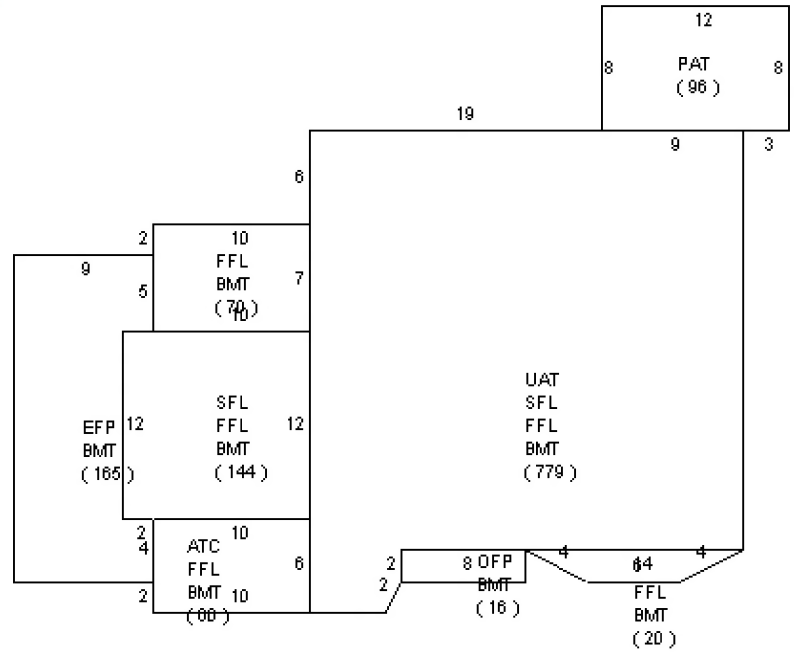
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,254	44.350	55,614
FFL	First Floor	1,073	147.830	158,622
SFL	Second Floor	877	147.830	129,625
UAT	Upper Attic	195	103.480	20,153
EFP	Enclos Porch	165	43.720	7,214
PAT	Patio	96	6.000	576
ATC	Attic	21	147.830	3,104
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	3,697	Total:	375,612
Size Ad	1970.8499	Gross Are	4366	FinArea 2145

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.61
Special Features:	0	Val/Su Net:	101.08
Final Total:	373700	Val/Su SzAd	189.61

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1970	4.48	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc